

BRYAN PARKWAY
(50' RIGHT-OF-WAY)

BLOCK G/679 ALTA VISTA ADDITION
VOLUME 1, PAGE 78, M.R.D.C.T.

LINE	BEARING	DISTANCE
L1	N 89°52'10" E	50.11
L2	S 00°32'10" E	144.62
L3	S 88°56'14" W	50.34
L4	N 00°26'50" W	145.43

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NO VEHICULAR ACCESS TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.
- THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.
- SHARED ACCESS AREA AND PRIVATE LAND USE RESTRICTIONS RECORDED IN SHARED ACCESS AREA AGREEMENT _____ OF DEED RECORDS OF DALLAS COUNTY, TEXAS.
- THE PURPOSE OF THIS PLAT IS TO CREATE A 5 LOT SHARED ACCESS DEVELOPMENT FROM AN EXISTING 0.167 ACRE TRACT OF LAND.
- ALL STRUCTURES WITHIN PROPOSED DEVELOPMENT TO BE DEMOLISHED UNLESS OTHERWISE SPECIFIED.

SHARED ACCESS AREA EASEMENT STATEMENT

THIS PLAT IS APPROVED BY THE CHIEF ENGINEER OF BUILDING INSPECTION DEPARTMENT OF THE CITY OF DALLAS AND ACCEPTED BY THE OWNER, SUBJECT TO THE FOLLOWING CONDITIONS, WHICH SHALL BE BINDING UPON THE OWNER, HIS HEIRS, GRANTEES, AND ASSIGNS:

THE SHARED ACCESS AREA AS DESIGNATED WITHIN THE LIMITS OF THIS ADDITION WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION AND/OR THE INDIVIDUAL LOT OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE SHARED ACCESS AREA. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE SHARED ACCESS AREA OR FOR ANY DAMAGE TO THE PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE USE OR CONDITION OF THE SHARED ACCESS AREA. IN THE EVENT THAT THE CITY OF DALLAS OR DALLAS WATER UTILITIES DOES ELECT TO REPAIR PAVING IN THE SHARED ACCESS AREA AFTER WORK ON WATER OR WASTEWATER LINES OR FOR ANY OTHER REASON, THE PAVEMENT REPAIR WILL BE TO MINIMUM STANDARDS SET FORTH IN THE CITY OF DALLAS PAVEMENT CUT AND REPAIR STANDARDS MANUAL OR ITS SUCCESSOR, AND ANY SPECIAL PAVERS OR OTHER SURFACE TREATMENTS MUST BE REPAIRED OR REPLACED BY THE HOMEOWNERS ASSOCIATION AT ITS OPTION.

LLOYD DENMAN, P.E.
CHIEF ENGINEER OF BUILDING INSPECTION DEPARTMENT

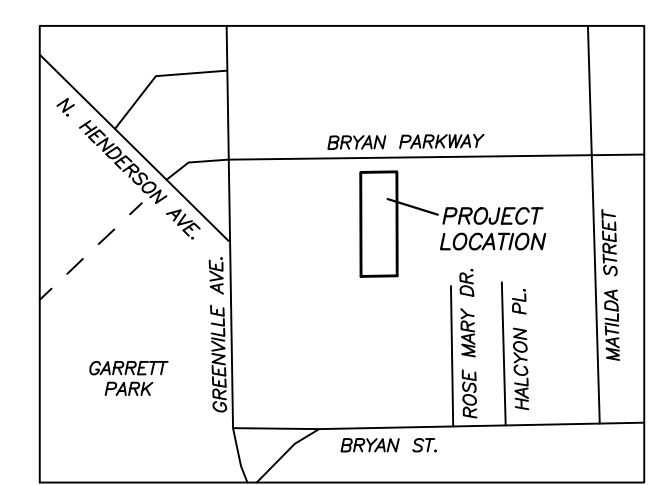
LOT 4A	1,008 S.F.
LOT 4B	1,171 S.F.
LOT 4C	1,172 S.F.
LOT 4D	1,173 S.F.
LOT 4E	1,126 S.F.
COMMON AREAS	1,634 S.F.
TOTAL	7,284 S.F.

SUBJECT TRACT DEED
CALL: LOT 4
CRI INVESTMENTS LLC TO KONARK SINGH
INST# 201500320938

SUBJECT TRACT OWNER
KONARK SINGH
4844 HOLLY TREE DR
DALLAS, TEXAS 752872200

SUBJECT TRACT DEVELOPER
ICONIC DEVELOPMENT, LLC
1418 LEXINGTON DRIVE
SHERMAN, TEXAS 75092

PIONEER MAPPING
SURVEYING | CONSULTING | GEOSPATIAL
MAIL: PO BOX 136878, FORT WORTH, TX 76136
PHONE: 682 233 2550 TX-FIRM#: 10194188
EMAIL: INFO@PIONEERMAPPING.COM



VICINITY MAP
NOT TO SCALE

LEGEND

---	BOUNDARY LINE
- - -	ADJOINER LINE
---	EASEMENT LINE
—O—O—	OVERHEAD ELECTRIC
—X—X—	FENCE—CHAINLINK
—W—W—	FENCE—WOOD/IRON
—SS—SS—	EDGE OF CONCRETE/ASPHALT
—W—W—	SANITARY SEWER
—U—U—	UNDERGROUND ELECTRIC
— — —	EXISTING PIPELINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
⊙	POWER POLE
⊙	LIGHT POLE
⊙	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
⊙	TELEPHONE MANHOLE

OWNER'S CERTIFICATE:

WHEREAS, KONARK SINGH, IS THE SOLE OWNER OF A 0.167 ACRE TRACT OF LAND SITUATED IN THE CITY OF DALLAS BLOCK G/679, DALLAS COUNTY, TEXAS, AND BEING OUT OF THE B. CANTRELL SURVEY, ABSTRACT NO. 266, AND BEING ALL OF LOT 4, BLOCK G/679, ALTA VISTA ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 78, MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID 0.167 ACRE TRACT ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO KONARK SINGH ACCORDING TO THE WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 201500320938, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID 0.167 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FOR REFERENCE AT AN "X" FOUND CHISELED IN CONCRETE AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED BLOCK G/679, ALTA VISTA ADDITION, SAID POINT ALSO BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BRYAN PARKWAY (50 FEET WIDE) AND THE EAST RIGHT-OF-WAY LINE OF GREENVILLE AVENUE;

THENCE NORTH 88 DEGREES 27 MINUTES 51 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRYAN PARKWAY, A DISTANCE OF 150.39 FEET, TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED LOT 4, BLOCK G/679, ALTA VISTA ADDITION, SAID POINT ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF BRYAN PARKWAY, AND BEING THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 52 MINUTES 10 SECONDS EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRYAN PARKWAY, A DISTANCE OF 50.11 FEET, TO A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK G/679, ALTA VISTA ADDITION, SAID POINT ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF BRYAN PARKWAY;

THENCE SOUTH 00 DEGREES 32 MINUTES 10 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 144.62 FEET, TO A POINT AT THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK G/679, ALTA VISTA ADDITION;

THENCE SOUTH 88 DEGREES 56 MINUTES 14 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 50.34 FEET, TO A 5/8-INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK G/679, ALTA VISTA ADDITION;

THENCE NORTH 00 DEGREES 26 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 145.43 FEET, TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 7,284 SQUARE FEET OR 0.167 OF AN ACRE OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT KONARK SINGH, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS BRYAN PARKWAY TOWNHOMES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC. FIRE AND POLICE UTILITY EASEMENTS SHALL HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OF SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY)

THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OF SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY)

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE SHARED ACCESS AREA EASEMENT ON THIS PLAT MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE SHARED ACCESS AREA EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES, AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____

BY: KONARK SINGH

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KONARK SINGH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS, AND FROM OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED) AND THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212. I FURTHER AFFIRM THAT THE MONUMENTATION SHOWN HEREON WAS EITHER FOUND IN PLACE OR PLACED IN COMPLIANCE WITH SEC. 51A-8.617 (A), (B), (C), (D), & (E) OF THE CITY OF DALLAS DEVELOPMENT CODE, AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED AND RECORDED FINAL PLAT.

DATED THIS THE ____ DAY OF _____
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

STUART L. WARNOCK, RPLS NUMBER 6579
PIONEER MAPPING, TXBPLS FIRM NUMBER 10194188

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STUART L. WARNOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.